

Phoenix Project Construction Budget

Expense Item	Rehabilitation	Commercial	Total
Acquisition/Site Control	\$81,185	\$20,296	\$101,481
Total Acquisition/Site Control	\$81,185	\$20,296	\$101,481
On Site Improvements:			
Earth Work	\$10,500	\$4,500	\$15,000
Site Utilities	\$39,500	\$10,500	\$50,000
Roads, Walks and Paving	\$14,000	\$6,000	\$20,000
Site Improvements	\$14,000	\$6,000	\$20,000
Lawns and Planting	\$7,000	\$3,000	\$10,000
Demolition/Asbestos Abatement	\$61,873	\$26,517	\$88,390
Front/Brick Point	\$118,500	\$31,500	\$150,000
Lead Encapsulation	\$31,500	\$13,500	\$45,000
Total On Site Improvements	\$296,873	\$101,517	\$398,390
Offsite Improvements:			
Earth Work	\$3,500	\$1,500	\$5,000
Site Utilities	\$7,000	\$3,000	\$10,000
Roads, Walks and Paving	\$7,000	\$3,000	\$10,000
Total Offsite Improvements	\$17,500	\$7,500	\$25,000
Hard Construction/Building:			
Concrete	\$30,000	\$20,000	\$50,000
Masonry	\$89,404	\$38,316	\$127,720
Pest Control	\$700	\$300	\$1,000
Metals	\$21,000	\$9,000	\$30,000
Rough Carpentry	\$34,000	\$10,000	\$44,000
Finish Carpentry	\$55,000	\$5,000	\$60,000
Waterproofing	\$2,100	\$900	\$3,000
Insulation	\$8,400	\$3,600	\$12,000
Roofing	\$14,000	\$6,000	\$20,000
Siding/Soffit/Fascia/Ext. Sheathing	\$11,000	\$4,000	\$15,000
Gutters and Downspouts	\$7,000	\$3,000	\$10,000
Doors	\$18,000	\$3,000	\$21,000
Windows	\$21,700	\$9,300	\$31,000
Glass	\$2,000	\$39,000	\$41,000
Drywall	\$90,000	\$10,000	\$100,000
Tile Work and Wood Flooring	\$15,000	\$10,000	\$25,000
Acoustical	\$14,000	\$6,000	\$20,000
Resilient Flooring	\$0	\$15,000	\$15,000
Painting and Decorating	\$28,000	\$8,000	\$36,000
Specialties	\$8,000	\$0	\$8,000
Trash Chute	\$10,000	\$0	\$10,000
Cabinets and Countertops	\$35,000	\$0	\$35,000
Special Construction	\$3,000	\$10,000	\$13,000
Elevators	\$100,000	\$0	\$100,000
Plumbing and Hot Water	\$95,000	\$10,000	\$105,000
Heat, Ventilation & Air Conditioning	\$100,000	\$20,000	\$120,000

Fire Suppression	\$26,000	\$10,000	\$36,000
Electrical	\$140,000	\$10,000	\$150,000
Total Building	\$978,304	\$260,416	\$1,238,720
Furniture, Fixtures & Equipment			
Residential Appliances			
Range - 10	\$4,500	\$0	\$4,500.00
Range Hood (lighted, non-vented) - 10	\$1,420	\$0	\$1,420.00
Refrigerator - 10	\$4,500	\$0	\$4,500.00
Residential Furnishings			
Couch - 10	\$6,000	\$0	\$6,000.00
Easy Chair - 10	\$4,500	\$0	\$4,500.00
Floor lamp - 10	\$750	\$0	\$750.00
Dining Room table - 10	\$5,000	\$0	\$5,000.00
Chairs - 20	\$4,500	\$0	\$4,500.00
Complete bed set with frame - 10	\$7,000	\$0	\$7,000.00
Sheet sets - 10	\$200	\$0	\$200.00
Pillows - 10	\$70	\$0	\$70.00
Towels - 10	\$60	\$0	\$60.00
Washcloth - 10	\$40	\$0	\$40.00
Bath mat - 10	\$100	\$0	\$100.00
Table lamp - 10	\$500	\$0	\$500.00
Bookshelf - 10	\$2,970	\$0	\$2,970.00
Dresser - 10	\$5,000	\$0	\$5,000.00
Night stand - 10	\$2,500	\$0	\$2,500.00
Microwave - 10	\$1,250	\$0	\$1,250.00
Dinnerware/Drinking glasses - 10 sets	\$375	\$0	\$375.00
Kitchen tools/openers/etc - 10 sets	\$313	\$0	\$312.50
Cookware - 10 sets	\$375	\$0	\$375.00
Small appliances - 10 sets	\$1,000	\$0	\$1,000.00
Misc. utensils & linens - 10 sets	\$313	\$0	\$312.50
Public Area Appliances/Furnishings			
Washer/Dryer Combo (coin-op) - 1	\$2,000	\$0	\$2,000.00
Table	\$200	\$0	\$200.00
Blinds and Shades, Artwork	\$5,000	\$0	\$5,000
Carpets	\$28,000	\$4,000	\$32,000
Total FF and E	\$88,435	\$4,000	\$92,435
Other Fees Paid by the General Contractor:			
Building Permits	\$2,100	\$900	\$3,000
Tap Fees and Impact Fees	\$21,000	\$9,000	\$30,000
Construction Insurance	\$4,200	\$1,800	\$6,000
Bond Premium	\$12,348	\$5,292	\$17,640
Site Security	\$700	\$300	\$1,000
Total Other Fees	\$40,348	\$17,292	\$57,640
Contractor Fee:			
Contractor General Requirements	\$49,000	\$21,000	\$70,000
Contractor Overhead	\$50,000	\$25,000	\$75,000
Contractor Profit	\$53,305	\$22,845	\$76,150

Total Contractor Fees	\$152,305	\$68,845	\$221,150
Soft Cost Fees:			
Architectural/Engineering Design Fees	\$141,017	\$60,436	\$201,453
Site Survey	\$1,400	\$600	\$2,000
Geotechnical Survey	\$700	\$300	\$1,000
Environmental Testing	\$11,092	\$2,773	\$13,865
Printing Costs	\$3,500	\$1,500	\$5,000
Bidding and Advertisement Fees	\$700	\$300	\$1,000
Tax Credit Consultation Fees	\$24,500	\$10,500	\$35,000
Total Soft Cost Fees	\$182,909	\$76,409	\$259,318
Contingency			
10% contingency	\$183,786	\$55,628	\$239,413
Total Project Costs	\$2,021,645	\$611,903	\$2,633,547